161.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	943,500	/	943,500
USE VALUE:	943,500	/	943,500
ASSESSED:	943,500	/	943,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		PROSPECT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCTIGHE WILLIAM M ETAL---
Owner 2:	MCTIGHE JACQUELINE SUSAN
Owner 3:	
Street 1:	27 PROSPECT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .278 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1985, having primarily Clapboard Exterior and 2034 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12098.000	395,400		548,100	943,500
Total Card	0.278	395,400		548,100	943,500
Total Parcel	0.278	395,400		548,100	943,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.86 | /Parcel: 463.86

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107226
GIS Ref	
GIS Ref	
Insp Date	06/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 161.0-0001-0007.0

!12568!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	395,400	0	12,098.	548,100	943,500		Year end	12/23/2021
2021	101	FV	384,200	0	12,098.	548,100	932,300		Year End Roll	12/10/2020
2020	101	FV	384,300	0	12,098.	548,100	932,400	932,400	Year End Roll	12/18/2019
2019	101	FV	292,600	0	12,098.	548,100	840,700	840,700	Year End Roll	1/3/2019
2018	101	FV	292,600	0	12,098.	485,400	778,000	778,000	Year End Roll	12/20/2017
2017	101	FV	292,600	0	12,098.	407,100	699,700	699,700	Year End Roll	1/3/2017
2016	101	FV	292,600	0	12,098.	407,100	699,700	699,700	Year End	1/4/2016
2015	101	FV	286,300	0	12,098.	352,300	638,600	638,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:08:50

LAST REV

Date	Time
06/28/18	18:11:48

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12568

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19625-566		1/1/1989		286,000	No	No		Y

USER DEFINED

Prior Id # 1:	107226
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2013	680	New Wind	9,973	C				
12/11/2012	1640	New Wind	3,630	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2018	MEAS&NOTICE	BS	Barbara S
4/30/2014	External Ins	PC	PHIL C
6/18/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
10/25/2008	Meas/Inspect	345	PATRIOT
5/11/2000	Inspected	276	PATRIOT
11/23/1999	Measured	263	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12098		Sq. Ft.	Site		0	70.	0.65	8									548,062						548,100	

Total AC/HA:	0.27773	Total SF/SM:	12098	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	548,062	Spl Credit		Total:	548,100

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16622412
Const Adj.:	0.99247509
Adj $ / SQ:	162.043
Other Features:	97514
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479905
Depreciation:	84463
Depreciated Total:	395442

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

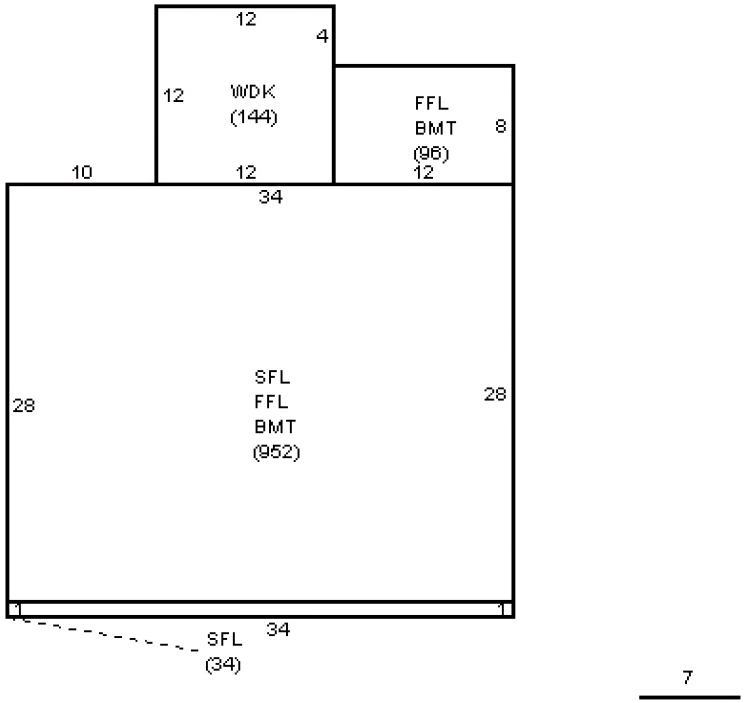
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.04
Special Features:	0	Val/Su Net:	122.57
Final Total:	395400	Val/Su SzAd	194.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,048	48.610	50,946
FFL	First Floor	1,048	162.040	169,821
SFL	Second Floor	986	162.040	159,774
WDK	Deck	144	12.850	1,850

Net Sketched Area:	3,226			Total:	382,391
Size Ad	2034	Gross Area	3226	FinArea	2034

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 161.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	200	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	